



Yard at Springfield Industrial Estate, Manchester Street, Oldbury, B69 4HH

TO LET

Yard/Open Storage

**0.95 Acres
(0.38 Hectares)**

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DESCRIPTION

The property comprises a secure, concrete surfaced yard / open storage site extending to approximately 0.95 acres (0.38 hectares) and benefits from a weighbridge and small covered storage area.

The previous occupier was granted a license for use as a waste transfer site.

LOCATION

The yard is situated on the Springfield Industrial Estate, which is accessed off the south side of the A457 Birmingham Road via Manchester Street, Oldbury. Oldbury is located approximately 8.5 miles west of Birmingham city centre and 1.5 miles south of West Bromwich. J2 of the M5 motorway is approximately one mile to the south west of the property.

ACCOMMODATION

Areas	Acres	Hectares
Total	0.95	0.38

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

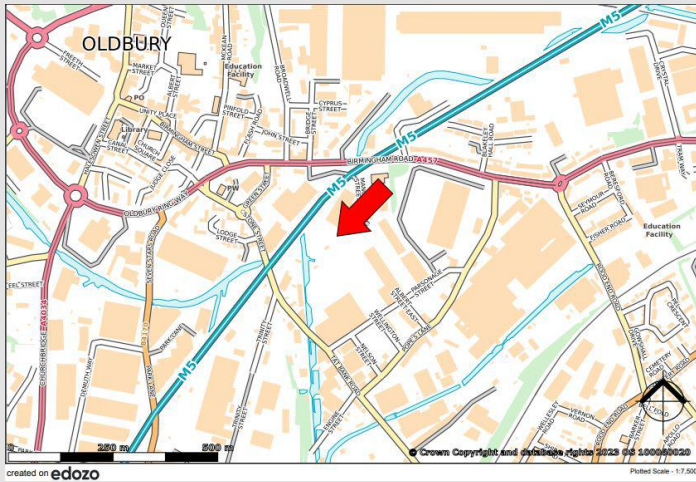
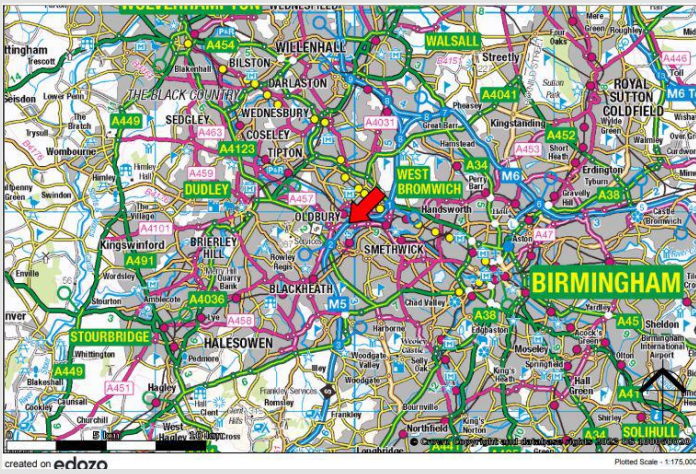
Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed. For further information and viewings contact the agents.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



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Regulated by RICS 31-Jan-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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